



6 Waterloo Crescent, Apperley Bridge, Bradford, BD10 0NQ

NO CHAIN – SEMI-DETACHED – RECENTLY REFRESHED so you don't have to! – THREE BEDROOMS. The pleasant rear garden which directly overlooks the river, further adds to the appeal here. Forming part of this understandably sought after part of Apperley Bridge, a short walk to the train station, around 4 miles to LBA.. if travel isn't for you then you have a choice of walks on the doorstep including: woodland, river side or canal towpath. A detailed inspection is essential to fully appreciate both the accommodation and the super location.

Contact Robert Watts to arrange YOUR VIEWING today.

£270,000

6 Waterloo Crescent, Apperley Bridge, Bradford, BD10 0NQ

COUNCIL TAX Bradford

Band B

TENURE Freehold

FLOOD RISK We advise all interested parties to check the current flood risk rating via the gov.uk website

ENTRANCE HALL Useful understairs store

LIVING ROOM 16'3" x 11'8" (4.95m x 3.56m)

KITCHEN 10'5" x 10'1" (3.18m x 3.07m)

Selection of modern wall and base units, work tops, sink unit - built in oven, hob and extractor - space for washing machine - tiled floor

LANDING

BEDROOM 1 11'9" x 10'1" (3.58m x 3.07m)

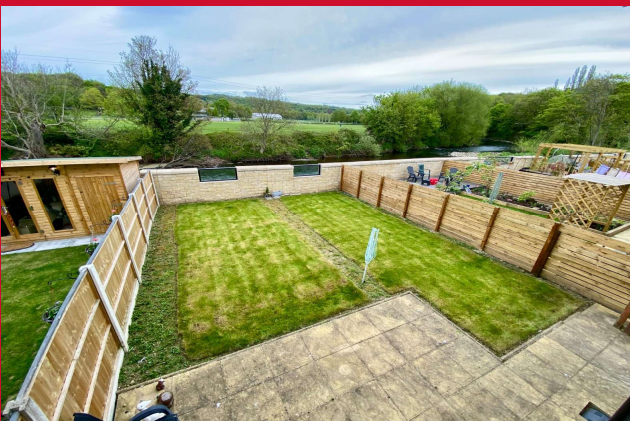
BEDROOM 2 11' x 7'7" (3.35m x 2.3m)

BEDROOM 3 11'9" x 6' (3.58m x 1.83m)

BATHROOM Three piece white suite, over bath shower - tiled floor

OUTSIDE Good size mature gardens, the rear directly overlooking the river, ample drive parking

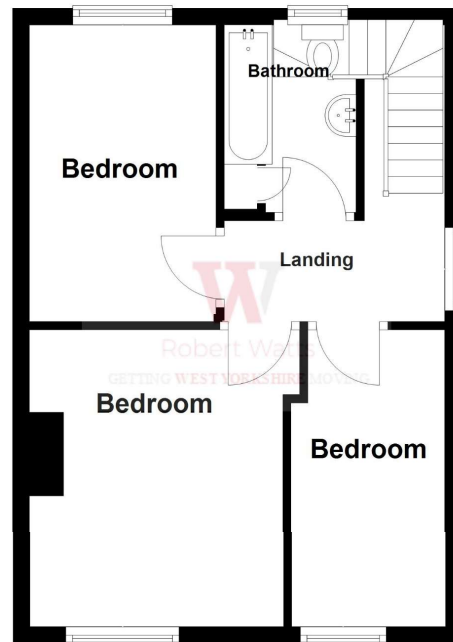
The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC 	

 01274 614804
  highfield@robertwatts.co.uk
  robertwatts.co.uk
 Highfield Office: 21 Highfield Road, Bradford, BD2 2AU

 RWEstateAgents
  @robertwatts_

arla | propertymark naea | propertymark